

CARMEL TECHNICAL ADVISORY COMMITTEE MINUTES

Date: March 21, 2007
Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall

Time: 9:00 AM

9:00 a.m. **Bub's Café:** The applicant seeks the following use variance & development standards variances for a café in a residential district:

Docket No. 07020017 UV Section 8.01.01 permitted uses

Docket No. 070020018 V Section 27.08 reduced # parking spaces

Docket No. 07020019 V Section 27.03.02 uncurbed parking area

The site is located at 220 2nd Street SW and is zoned R-2/Residence in the Old Town Overlay – Character Sub-area. Filed by Matt & Rachel Frey.

Northern Heights, lot 7 –

Petitioner Matt Frey.

Overview: Concept is to renovate an old home 1100 sq. ft with an outdoor deck so we can have indoor and outdoor seating. Create a small parking lot. We will be offering homemade donuts, waffles, eggs, coffee and tea. A simple concept similar to the burger shop, but would be filling a void.

Greg Hoyes, Hamilton County Surveyor's Office – sent letter today, we have no objections to the use variance.

Angie Conn, DOCS – no comment.

Matt Griffin, DOCS– no comment at this time

Chuck Shuppard, Vectren – no comment

Scott Brewer, Urban Forester, DOCS– asked for a landscaping plan. No further comments at this time.

Matt Frey - indicated a lot of the landscaping is new and some previously existing. Around the curb would be flowers, bigger trees are existing already. We would like to create a natural landscape around the background section and use that perhaps with picnic tables for i.e. a baby shower or birthday. The general plan of the landscaping is to save the aesthetics, keep as much green space as we possibly can. The big tree on the SE corner of the driveway – it does have an infestation which Scott indicates it may come through, limbs have fallen off, I would like to remove this tree.. Utilities are marked on Second St.

Nick Redden, City of Carmel, Engineering. No comments at this time

Gary Hoyt, Carmel Fire Department – apologized for not get letter out faster. We are going to ask for a Knox box on the building, probably just a residential

type. It costs just a little over \$100. This is in case we need to get in there after hours. What type of cooking appliances will be in place?

Matt Frey. A hood system, a fryer, a griddle, stove top and convection oven

Gary Hoyt, Carmel Fire Department – the Knox box would allow us to get in and start fighting the fire. Otherwise we have to call a key holder and wait for them to get there.

Shirley Hunter, Duke Energy, - we have already met with your electrician we will upgrade service. Shawn South will be handling this account. We are still waiting for load information from your electrician.

Ryan Hartman, CTRWD –out of our service area

David Littlejohn, DOCS– sent a letter last week regarding bike parking, a sidewalk to be put in either the easement or within the right-of-way.

Discussion was held on possible location of bike racks. David will give Matt the details on bike parking.

Further discussion took place regarding a handicap ramp with sidewalk perhaps connect to actual deck.

Matt Frey distributed the latest site plan. On the plan is one of the oldest barns in Carmel along with an outhouse. This will be donated to the historical society.

9:15 a.m.
following

height

TABLED???

Applegate Condominiums : The applicant seeks the development standards variance and special use approvals:

Docket No. 07010002 V	Section 23D.03.C.3.k(ii)	maximum building
Docket No. 07010003 V	Section 23D.03.C.3.f(i)	parking in front yard
Docket No. 07010004 V	Section 23D.03.C.3.i(i)	roof pitch
Docket No. 07010005 V	Section 23D.03.C.3.a(ii)	building mass/width
Docket No. 07010006 V	Section 23D.03.C.3.e(ii)	landscape
requirements		
Docket No. 07010007 SU	Section 10.02.A	special uses
Docket No. 07010014 V	Section 23D.03.C.3.c.iii(b)	lot coverage over 70%

The site is located at 130 2nd St. NW., and is zoned R-4/Residence within the Old Town Overlay/Character Subarea. Filed by Tom Lazzara for On Track Properties, Inc.

9:30 a.m.

Docket No. 07030001 Z: 10212-10218 North Michigan Road Rezone

The applicant seeks to rezone 8.91 acres from I1 to B2 to allow for medium-density commercial retail development.

The site is located at 10212-10218 North Michigan Road and is within the US 421/Michigan Road Overlay. Filed by Joseph Calderon of Bose McKinney & Evans LLP for Thomas English Retail Real Estate LLC.

Petitioner Thomas English Retail Real Estate, LLC

Overview: Joseph Calderon spoke for the petitioner. He introduced Tom English. Mr. English's company would like to rezone approximately 9 acres of property, which was previously owned by the Terry Pool Company. Terry Pool Company will stay in its current location. Some possibilities for this property are a fitness center, possibly a hotel and some small retail. Presently the ground is zoned industrial I1, we would like to request a rezone to a B2.

Greg Hoyes, Hamilton County Surveyor's Office, has sent comment letter – no objections to rezone

Matt Griffin, DOCS – no comment we support the rezone from I1 to B2.

Chuck Shuppard, Vectren – no comment.

Scott Brewer, DOCS, Urban Forester – no comment

Nick Redden, City of Carmel, Engineering – sent letter – out of our jurisdiction

Gary Hoyt, Carmel Fire Department – no comment

Shirley Hunter, Duke Energy – IPL territory

Ryan Hartman, CRTWD – no problem with the rezone - we do have capacity and will require plans further on.

David Littlejohn, DOCS – no comment.

Christine Barton-Holmes, DOCS – no comments

9:45 a.m.

Docket No. 07020029 SP: Village Green Section 2 Secondary Plat

The applicant seeks to plat 8 blocks on 6.314 acres.

The site is located 211 West Smokey Row Road (136th St.) and is zoned PUD.

Filed by Jim Shields of Weihe Engineers Inc. for Drees Homes.

Petitioner - Drees Homes

Overview: John Talbot spoke for Drees Homes. This is the 2nd half of Village Green, another 30 units, approximating 6 blocks.

Update of the extension of the master plan drainage that was approved in the initial section I all part of the PUD that was approved.

Greg Hoyes, Hamilton County Surveyor's Office – indicated he did not send a letter because we are coordinating a meeting with Carmel Engineering later this week, we work out the drainage issues then.

Matt Griffin, DOCS: We will have a letter to you shortly with comments about the secondary plat. This needs to get finished up and recorded

Follow up on Section I – Matt is still waiting to get elevations on the end units showing the use of brick.

John Talbot – the end units that face Smokey Row will have brick.

Matt Griffin, DOCS- requested that DOCS receive a set of elevations that are clearly marked.

Chuck Shuppard, Vectren – Will handle the same as Section 1

Scott Brewer, DOCS, Urban Forester – has approved the project. When you submit building plans, please include landscape plan.

John Talbot – asked that if Scott has any time available, they would appreciate it if he could do a walk of the property. Dress will contact Scott and make an appointment.

Nick Redden, City of Carmel Engineering – still reviewing this we will send a letter with our comments as soon as we can.

Gary Hoyt, Carmel Fire Department – letter to Jim – we took a look at the emergency egress path would like to see if we can increase the width from 10 feet to 12 feet give a bit more surface area to drive on. We were looking down where the water main was looked like a temporary fire hydrant got moved, so that fire hydrant went away, we are asking for a new one on the east corner of Lot #1 We will discuss at a later time.

Jim: we will get you an updated fire hydrant site plan

Shirley Hunter, Duke Energy – Distributed new service request form. Discussion was held relative to the location of pole service. John Talbot indicated that Drees' is in discussion with the attorney of a homeowner regarding this issue.

Ryan Hartman, CRWTD – this is not in service area.

David Littlejohn, DOCS – I have a letter for you. We would like to see a detail of the trailhead. The Department requires 1 bike parking space for each 3 living units. David also requested an easement go around the sidewalk as in Section 1. The group viewed the site on a visual. David would also like to see a cross section of the street plan

John Talbot indicated that David would be invited to an upcoming meeting.

Christine Barton-Holmes, DOCS – no comment

John Talbot asked Nick Redden to speak with Amanda Foley regarding storm drainage approval.

10:00 a.m. **Docket No. 07030005 TAC: Energy Center – City Center.**

The applicant seeks to construct the energy center to serve the Performing Arts Center.

The site is located at the intersection of 131st Street and Rangeline Road, and is zoned C1.

Filed by Karl Haas of Wallack, Somers, and Haas, PC for the CRC/City of Carmel.

Les Olds, Carmel Redevelopment Commission Director spoke for the petitioner.

Overview: Mr. Olds outlined on a visual where the energy center would be built, which is the first part of a multi-use building. At a later time TAC will receive the plans for the entire building, which would include the theater, parking garage and three office buildings. This building is needed to supply power as quickly as possible to provide heated and cooled water to performance center. Building is very straight-forward, basically a concrete box, filled with mechanical equipment. We would like to get approval to proceed with this project.

Greg Hoyes, Hamilton County Surveyor's Office – sent a comment letter, no other comments at this time.

Angie Conn, DOCS – no comment

Matt Griffin, DOCS – no comment at this time

Chuck Shuppard, Vectren Energy we have gas out on the street – we have meter.

Scott Brewer, DOCS, Urban Forester – If you need any assistance, he will be happy to assist.

Nick Redden, City of Carmel Engineering – no comment

Gary Hoyt, Carmel Fire Department – Discussion of the sprinkler system ensured. Gary indicated that these items will be reviewed again at a future meeting.

Shirley Hunter, Duke Energy – no comment

Ryan Hartman, CRWTD – out of our service area

David Littlejohn, DOCS – no comments

Christine Barton-Holmes, DOCS – no comment.

10:15

Docket No. 07030006 ADLS Amend: Red Robin – Clay Terrace

The applicant seeks approval for the construction of a free-standing, 6,350-square foot restaurant with outdoor seating at Clay Terrace.

The site is located at the intersection of 146th Street and Clay Terrace Boulevard, and is zoned PUD.

Filed by John Finnemore of Red Robin, Inc.

Overview: John Finnemore gave a brief overview of this project. This restaurant will be located on a remaining out-lot at Clay Terrace. It will be free standing. At this time there are no plans to have outdoor seating included. It is the opinion of Red Robin that this type of service plan does not work for them.

Greg Hoyes, Hamilton County Surveyor's Office – No comment

Angie Conn, DOCS – no comment

Matt Griffin, DOCS – indicated to Mr. Finnemore that outdoor seating is an integral part of all other restaurants in the Clay Terrace, and would strongly suggest that Red Robin look to see if they can make this work

John Finnemore indicated that Red Robin is committed to the no outside seating.

Scott Brewer, DOCS, Urban Forester – Due to the fact that the building structure may have some changes in the way the building is situated on the site, Scott will withhold his final approval and may contribute more comments at a later time.

Nick Redden, City of Carmel Engineering – Still under review, will get back to you as soon as possible.

Gary Hoyt, Carmel Fire Department – discussion regarding type of sprinkler and other fire department connections.

Shirley Hunter, Duke Energy – requested a CAD drawing and load information.

Ryan Hartman, CRWTD – this is not in the service area.

David Littlejohn, DOCS – no comment

Christine Barton-Holmes, DOCS – emphasized again that the Department feels very strongly about outdoor seating. Every Clay Terrace eating establishment offers patio dining. This is what makes Clay Terrace special. Christine stressed to John Finnemore that the Plan Commission would be looking at this element also.

Christine also discussed the use of colors on the site, and that the color palette for Clay Terrace must be used.

The applicant seeks approval for the construction of perimeter fencing and additional landscaping related to the fence.

The site is located at 701 City Center Drive and is zoned M3/Industrial Park. Filed by Fred Simmons of Simmons Architects, LLC for Midwest ISO.

Fred Simmons spoke for the petitioner.

Overview: The purpose is for the ADLS amendment is twofold, both issues relate to requests made by the Department of Homeland Security, since this is a sensitive facility due to its use. The plan is to put a K8 rated fence around the area with controlled gates at the two entrances. A K8 fence would accommodate a 15,000 lb vehicle 40 miles per hour and ramming in to it and not penetrating the fence. The second issue relates to re-mounding the west side of the property on Circle Center Drive to accommodate any sort of blast protection. Midwest ISO security consultants recommended this design. The reason for this would be with the mounding the blast would deflect up and help secure the building. In 2002 landscaping was done, it is the intent that the landscape will be put back exactly as it is.

We have received a letter from the County Surveyor's indicating some concerns with drainage. We are investigating that. Received a letter from the engineering consultant again with the same issue, this will be addressed.

Greg Hoyes, Hamilton County Surveyor's Office: We will re-review after response to letter.

Matt Griffin, DOCS – no comments. Matt did request a detailed drawing of the gates

Fred responded that prior to special studies we will be submitting 3 different options the most likely is that there won't be gates, but will be hydraulic driven shafts.

Chuck Shuppard, Vectren - no comments

Scott Brewer, DOCS, Urban Forester – Did not receive a set of plans, please send.

Nick Redden, City of Carmel Engineering – Still reviewing and will get comments to you as soon as we can.

Gary Hoyt, Carmel Fire Department – no comment

Fred Simmons – we will get with you at a later time on how to manage the gates.

Shirley Hunter, Duke Energy – no opportunity to review plans yet. Will get comments to you.

Ryan Hartman, CRWTD – no comments

David Littlejohn, DOCS – no comments

Christine Barton-Holmes, DOCS – no comment

10:45

Docket No. 07030009 SP: Longridge Estates – Section 4 Secondary Plat

The applicant seeks approval to plat 11 lots on 6.33 acres:

The site is located at 141st Street and Shelborne Road and is zoned S1/Residential. Filed by Dennis Olmstead of Stoeppelwerth & Associates, Inc for Platinum Properties, LLC.

Steve Broerman spoke for the Platinum Properties. Attending with him is Ed Fleming of Stoeppelwerth and Associates.

Overview: This is Section IV the final section of Longridge estates. It consists of 11 lots on approximately 6.5 acres.

Greg Hoyes, Hamilton County Surveyor's Office: Sent comment letter. You need to increase easement on south of open ditch, concerns regarding the flow from swale, erosion issues. Need overall landscape plans.

Matt Griffin, DOCS: need to show monumentation either in legend or on plot.

Chuck Shuppard, Vectren: just follow previous section.

Scott Brewer, DOCS, Urban Forester – indicated he had not received any plans. Steve assured him he will receive them ASAP

Nick Redden, City of Carmel Engineering – still reviewing and will get out a comment letter as soon as we can.

Gary Hoyt, Carmel Fire Department – The City Ordinance for fire hydrants has changed. Stortz hydrants are now required. You may purchase an Stortz adapter for current hydrants at about \$160/hydrant. You may put the same hydrant as in the other areas, but from now on Stortz will be required. These will be replaced by attrition.

Shirley Hunter, Duke Energy – Will come out of Section II. Would like to look at the pole line on south side. Shirley will review this plan and contact Steve to discuss later. She also requested a CAD drawing.

Ryan Hartman, CRWTD – Did not receive any plans.

David Littlejohn, DOCS – sent a letter asking to see the path on the southwest corner and what does it connect to. Steve replied it does not connect. David reviewed the need for the sidewalk to be 5ft sidewalk. Discussion regarding the path and what would be needed to continue This will be looked at further.

Christine Barton-Holmes, DOCS – no comment

11:00

Docket No. 07030010 SP: Towne Oak Estates Secondary Plat

The applicant seeks approval to plat 16 lots on 18.75 acres:
The site is located on Towne Road south of 131st Street and is zoned S1/Residential.

Filed by Eric Batt of Schneider Corporation for Towne East Development, LLC.

Eric Batt presented for the petitioner, with him, Mark Humphries, Rick Huffman from Towne East, LLC.

Overview: parcel of 19 acres will be subdivided into single-family lots, cul-de-sac with no outlets. It will border on West Clay. Entrance will be on Towne Road.

Greg Hoyes, Hamilton County Surveyor's Office – sent comment letter – direct discharge not allowed. Must go to storm ordinance –Discussed issues relating to direct discharge, the storm ordinance, etc. Show utilities on landscape plans .

Matt Griffin, DOCS – on plat you need two property monuments on the eastern boundaries.

Chuck Shuppard, Vectren – we extend main to south – coordinate let us know when you are ready.

Scott Brewer, DOCS, Urban Forester – emailed comment – would like to see utility line and easement.
Should have tree preservation details on landscape plan.

Nick Redden, City of Carmel Engineering – still under review will get comments to you as soon as we can.

Gary Hoyt, Carmel Fire Department – presented letter with new comment – Stortz will now be the required fire hydrant.

Ryan Hartman, CRWTD – have been discussing using a lift station – we do have this on a docket for the meeting on March 26, 2007 . Hopefully a decision will be made at that time.

David Littlejohn, DOCS the cul-de-sac needs to have a multi use path that meets the path on the adjacent property. Correct page 2 & 3 of your site plan, does not show correct location of subdivision.

Matt Griffin, DOCS – please re-submit showing the connection of the path

Christine Barton-Holmes, DOCS – no comments